

Category: Single Family**LUA12-048 / BROOKFIELD NORTH****Status: PENDING****Submittal Date:** 06/21/2012**Associated Land Use Actions****Address:**

605 HOQUIAM AVE NE

Description: 15 lot FINAL PLAT**Applicant:**BROOKFIELD NORTH LLC
9675 SE 36TH ST, STE 105
MERCER ISLAND
206-588-1147**Tax ID**

1023059339

Contact:LAGERS JUSTIN
PNW HOLDINGS
9675 SE 36TH ST, STE 105
MERCER ISLAND WA
253-405-5587
JUSTIN@PNWHOLDINGS.COM**Owner:**BROOKFIELD NORTH LLC
9675 SE 36TH ST, STE 105
MERCER ISLAND
206-588-1147**Planner:**

Arneta Henninger

Reviewer:

Rocale Timmons

LUA12-047 / WINDSOR CIRCLE FINAL PLAT**Status: PENDING****Submittal Date:** 06/20/2012**Associated Land Use Actions****Address:**BTWN 162ND & 164TH AVE SE & BTWN SE 135T
13502 162ND AVE SE**Description:**FINAL PLAT TO SUBDIVIDE A .4- ACRE PARCEL INTO 15 SINGLE FAMILY LOTS.
IMPROVEMENTS INCLUDE CONSTRUCTION OF A NEW PUBLIC STREET (S.47TH PL) WITHIN
THE PLAT, STORM DRAINAGE, STORM POND, SIDEWALK, CURB AND GUTTER. WATER IS WD
#90 AND SEWER IS CITY OF RENTON. JLI**Applicant:**WINDSOR CIRCLE LLC
9675 36TH ST , STE 105
MERCER ISLAND**Tax ID**

1457500040

206-588-1147

Category: Single Family**LUA12-047 / WINDSOR CIRCLE FINAL PLAT****Status: PENDING**

Contact: LAGERS JUSTIN
 PNW HOLDINGS LLC
 9675 SE 36TH ST, STE 105
 MERCER ISLAND WA
 206-588-1147
 JUSTIN@PNWHOLDINGS.COM

Owner: WINDSOR CIRCLE LLC
 9675 36TH ST , STE 105
 MERCER ISLAND

 206-588-1147

Planner: Jan Illian

Reviewer: Rocale Timmons

LUA12-046 / PANTHER RIDGE FINAL PLAT**Status: PENDING****Submittal Date:** 06/15/2012**Associated Land Use Actions** Final Plat**Address:**

18414 102ND AVE SE

Description: FINAL PLAT TO SUBDIVIDE A 3.45- ACRE PARCEL INTO 21 SINGLE FAMILY LOTS. IMPROVEMENTS INCLUDE CONSTRUCTION OF A NEW PUBLIC STREET (SE 184TH) WITHIN THE PLAT, STORM DRAINAGE, STORM POND, SIDEWALK, CURB AND GUTTER. WATER AND SEWER IS SOOS CREEK. PLAT RECEIVED PRELIMINARY APPROVAL BY KING COUNTY PRIOR TO ANNEXATION. JLI

Applicant: LAKERIDGE DEVELOPMENT LLC
 PO BOX
 RENTON WA
 4252289750

Tax ID

3223059298

Contact: WM WAYNE JONES JR
 PO BOX 146
 RENTON, WA

Owner: LAKERIDGE DEVELOPMENT LLC
 PO BOX
 RENTON WA
 4252289750

Planner: Jan Illian**Reviewer:** Rocale Timmons

Category: Single Family**LUA12-045 / JASSEN SHORT PLAT****Status: PENDING****Submittal Date:** 06/05/2012**Acceptance Date:** 06/19/2012**Associated Land Use Actions** , Environmental (SEPA) Review, Short Plat**Address:**

1719 MORRIS AVE S

Description: The applicant is requesting SEPA Environmental Review and Short Plat approval for the subdivision of a 27,035 square foot lot into three lots resulting in a density of 4.9 units per acre. The subject site is located at 1719 Morris Avenue South and is zoned Residential 8 (R-8) units per net acre. The site currently contains a single family home an accessory dwelling unit and a detached garage. The exiting home and accessory dwelling unit is proposed to be maintained on future Lot 2. The lots range in size from 8,050 square feet to 10,280 square feet. The development would gain access from Morris Avenue South in the form of three curb cuts. Twelve trees exist on the site of which 8 are proposed to be retained. The site contains coal mine hazards as such a geotechnical report has been submitted with the application. A 4-foot right-of-way dedication is required however no street frontage improvements are proposed.

Applicant: LARRY JASSEN
6215 HAMPTON ROAD SOUTH
SEATTLE, WA
206-796-9494
Ijhomes2580@comcast.net

Tax ID

7222000339

Contact: WILSON, TERRY
BARGHAUSEN CONSTRUCTION ENGINEERS
18215 72ND AVE. S.
KENT, WA
425-656-7486

Owner: JASSEN DANIEL E
6215 HAMPTON RD S
SEATTLE WA

Planner: Vanessa Dolbee**Reviewer:** Jan Illian**LUA12-041 / NAGAMATSU TREE REMOVAL****Status: APPROVED****Submittal Date:** 05/24/2012**Decision Date:** 05/31/2012**Associated Land Use Actions** Routine Vegetation Management**Address:**

231 VASHON AVE SE

Description: REMOVAL OF 8 FIR TREES

Category: Single Family**LUA12-041 / NAGAMATSU TREE REMOVAL****Status: APPROVED**

Applicant: NAGAMATSU MARK & GRACE
 231 VASHON AVENUE SE
 RENTON WA
 425.228.5135

Tax ID

2525000460

Contact: NAGAMATSU MARK
 231 VASHON AVENUE SE
 RENTON WA
 425.228.5135
 nagamatsu1@comcast.net

Owner: NAGAMATSU MARK T+GRACE T
 231 VASHON AVE SE
 RENTON WA

Planner: Jennifer Henning

LUA12-040 / GILL REAR YARD VARIANCE**Status: PENDING****Submittal Date:** 05/15/2012**Acceptance Date:** 05/25/2012**Associated Land Use Actions** Administrative Variance**Address:**

720 S 23RD ST

Description: The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating rear yard setbacks for primary and attached accessory structures in the Residential - 8 dwelling unit per acre (R-8) zone (RMC 4-2-110A). The applicant is proposing a 13-foot rear yard setback to accommodate a future new single family residence. The variance would be to allow a 13-foot rear yard setback where a 20-foot rear yard setback is required. Access to the proposed garage would be via a new driveway from a 26-foot wide access easement from South 23rd Street.

Applicant: GILL HARJINDER & HARKANWALPREET
 11827 SE 227TH PLACE
 KENT WA
 206.354.6406
 gillarman@comcast.net

Tax ID

7222000090

Contact: SAME AS OWNER

Owner: GILL HARJINDER+HARKANWALPRE
 11827 SE 227TH PL
 KENT WA

Planner: Gerald Wasser

Category: Single Family**LUA12-038 / Edwards Additional Animals Per****Status: PENDING****Submittal Date:** 05/09/2012**Associated Land Use Actions** Additional Animals Permit**Address:**

15759 119TH PL SE

Description: Applicant is requesting an Additional Animals Permit to allow 6 chickens, 7 doves, and 0 roosters on a 7,560 square foot lot within the Residential-8 zoning designation. Per City Code, the applicant shall apply for the obtainment of an Additional Animals Permit [RMC 4-9-100] to allow for the extra animals beyond those permitted by the Code [RMC 4-4-010]. The Code permits three household pets per dwelling regardless of lot size, three small lot domestic animals on lots that are at least 6,000 gross square feet, and additional small lot domestic animals such as chickens and pigeons are allowed at a rate of 1 per additional 2,000 gross square feet. For an additional animal permit for small lot domestic animals, a minimum lot size needed to apply is 6,000 gross square feet which the applicant's property meets. The facilities for the animals would be located within the north-western portion of the property behind the primary residence.

Applicant: EDWARDS CHARLES
15759 119TH PL SE
RENTON
WA
425-271-6532
liaedwards@yahoo.com

Tax ID

1432600360

Owner: EDWARDS CHARLES D & LIA
15759 119TH PL SE
RENTON WA

Planner: Kris Sorensen

LUA12-031 / BERNASCONI VARIANCE**Status: APPROVED****Submittal Date:** 04/20/2012**Acceptance Date:** 05/08/2012**Decision Date:** 06/07/2012**Associated Land Use Actions** , Administrative Variance**Address:** 1200 BLOCK OF N 36TH STREET

Description: The applicant is requesting approval of an Administrative Variance from RMC 4-2-110A regulating rear yard setbacks for primary and attached accessory structures in the Residential - 8 dwelling units per acre (R-8) zone. The applicant is proposing a 17-foot rear yard setback where a 20-foot rear yard setback is required to accommodate a future house to be constructed on the site. Access to the subject property would be via a driveway from North 36th Street.

Category: Single Family**LUA12-031 / BERNASCONI VARIANCE****Status: APPROVED**

Applicant: BERNASCONI JOE
PO BOX 232
AUBURN WA
253.740.2119

Tax ID

3342103125

Contact: HANSON JIM
J HANSON CONSULTING LLC
17446 MALLARD COVE LANE
MT VERNON WA
360.422.5056
jchanson@wavecable.com

Owner: LINN ALDEN & TISHA
22609 SE 4TH ST
SAMMAMISH WA

Planner: Gerald Wasser

Reviewer: Jan Illian

LUA12-030 / LOZIER AT LAUREL CREST SF 3**Status: APPROVED**

Submittal Date: 04/12/2012

Acceptance Date: 04/24/2012

Decision Date: 04/24/2012

Associated Land Use Actions Special Fence Permit

Address:

254 ELMA CT NE

Description: 6-FOOT FENCE IN SIDE AND REAR YARD

Applicant: NAEGELE JOEL
LOZIER AT LAUREL CREST
1203 114TH AVENUE SE
BELLEVUE WA
425.635.3930

Tax ID

5045700200

Contact: NAEGELE JOEL
LOZIER AT LAUREL CREST LLC
1203 114TH AVENUE SE
BELLEVUE WA
425.635.3930

Owner: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA

Planner: Rocale Timmons

Category: Single Family**LUA12-029 / GABRIELSON SPECIAL FENCE PERMIT Status: APPROVED****Submittal Date:** 04/06/2012**Acceptance Date:** 04/30/2012**Decision Date:** 04/30/2012**Associated Land Use Actions** Special Fence Permit**Address:**

2001 NE 20TH ST

Description: 6-FOOT SPECIAL FENCE PERMIT FOR PORTION OF THE LOT

Applicant: ERIC AND KAROL GABRIELSON
 2001 NE 20TH ST
 RENTON, WA
 425-208-5400

Tax ID

3343902401

Owner: GABRIELSON KAROL A
 2001 NE 20TH ST
 RENTON WA

Planner: Kris Sorensen**LUA12-026 / HUGHES SPECIAL FENCE ON EDMOND Status: APPROVED****Submittal Date:** 03/29/2012**Acceptance Date:** 04/13/2012**Decision Date:** 05/31/2012**Associated Land Use Actions** Special Fence Permit**Address:**

2516 EDMONDS AVE NE

Description: 6 - FOOT SOLID CEDAR FENCE PROPOSED IN FRONT YARD ALONG EDMONDS AVENUE NE ON FRONT PROPERTY LINE.

4/26/12 - RECEIVED REQUEST FOR RECONSIDERATION OF THE DENIAL OF THE SPECIAL FENCE PERMIT FROM BILL HUGHES.

5/21/12 - Denial of Special Fence permit overturned under reconsideration. Appeal period end date 6/4/12.

Applicant: W H HUGHES COMPANY
 2516 EDMONDS AVE NE
 RENTON WA

Tax ID

0423059197

425-444-3367

Owner: W H HUGHES COMPANY
 2516 EDMONDS AVE NE
 RENTON WA

Planner: Kris Sorensen

Category: Single Family**LUA12-025 / HIGHLAND ESTATES SHORT PLAT****Status: APPROVED****Submittal Date:** 03/29/2012**Acceptance Date:** 04/24/2012**Decision Date:** 06/22/2012**Associated Land Use Actions** , Administrative Short Plat**Address:**

765 HOQUIAM AVE NE

Description: The applicant is requesting Administrative Short Plat approval for the subdivision of a 26,928 square foot parcel into 4 lots for the future construction of single family residences. The site is currently developed with a single family house, a detached garage, and a detached shed which proposed for demolition. The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning classification. The proposed lots would range in size from 6,629 square feet in area to 6,735 square feet. Access to the Lots 1 and 2 would be provided via driveways from Hoquiam Ave NE. Lots 3 and 4 would gain access via driveways from an existing access road extended from Hoquiam Ave NE. There are no critical areas located on site.

Applicant: WENZL BOB
VINEYARD CONSTRUCTION LLC
PO BOX 3127
BELLEVUE WA
206.714.6707

Tax ID

1023059165

Contact: OFFE DARRELL
OFFE ENGINEERS PLLC
13932 SE 159TH PLACE
RENTON WA
425.260.3412
darrell.offe@comcast.net

Owner: VINEYARDS CONSTRUCTION LLC
765 HOQUIAM AVE NE
RENTON WA

Planner: Rocal Timmons**Reviewer:** Arnetta Henninger**LUA12-024 / LOZIER AT LAUREL CREST SF 2****Status: APPROVED****Submittal Date:** 03/28/2012**Acceptance Date:** 04/24/2012**Decision Date:** 04/24/2012**Associated Land Use Actions** Special Fence Permit**Address:**

4815 NE 3RD PL

Description: SPECIAL FENCE PERMIT FOR ENCROACHMENT INTO SIDE YARD SETBACK.

Category: Single Family**LUA12-024 / LOZIER AT LAUREL CREST SF 2****Status: APPROVED**

Applicant: NAEGELE JOEL
 LOZIER AT LAURELCREST, LLC
 1203 114TH AVENUE SE
 BELLEVUE WA
 425.635.3930

Tax ID

5045700220

Contact: NAEGELE JOEL
 LOZIER AT LAUREL CREST LLC
 1203 114TH AVENUE SE
 BELLEVUE WA
 425.635.3930

Owner: LOZIER AT LAUREL CREST LLC
 1203 114TH AVE SE
 BELLEVUE WA

Planner: Rocale Timmons

LUA12-019 / BUI SPECIAL FENCE PERMIT**Status: APPROVED****Submittal Date:** 03/13/2012**Acceptance Date:** 03/29/2012**Decision Date:** 03/29/2012**Associated Land Use Actions** Special Fence Permit**Address:**

688 ILWACO AVE NE

Description: The applicant is requesting approval of an Administrative Special Fence Permit to place a cedar fence within the side yard setback along a street in the Residential-8 dwelling units per acre R-8 zone (Exhibit 1). The applicant has a corner lot. The fence will create an enclosed yard, with a 67-foot length parallel to NE 7th Street that turns towards the house with an 18-foot length that is set back approximately 26 feet from the front property line on Ilwaco Ave NE (Exhibit 2). Of the 67-foot length, 59 feet is proposed at 6-foot in height, and the rest of the section is proposed at 4 feet in height.

Fence materials are proposed to be the same design style as other fencing on the property to include cedar boards stained natural color between treated lumber posts. Elevations for the fence sections show the posts will be placed at approximately 8-foot spacing (Exhibit 3).

At the rear of the property is a public drainage easement that extends 16 feet onto the whole length of the rear property line (Exhibit 4). Additionally, the public stormwater vault access area is located in the area where the applicant proposes setting the proposed fence.

Renton Municipal Code (RMC 4-4-040D.2.d) requires fences have a maximum height of 48 inches (4 feet) where it intersects the width of the required side yard setback along a street. The side yard setback along a street in the R-8 zone is 15 feet; the applicant proposes to construct a fence at two different heights in the side yard setback area, at 72 inches (6 feet) and 48 inches (4 feet). The proposed fence encroaches 9 feet into the R-8 zone side yard setback along the street of NE 7th St. The applicant proposes 59 feet of the proposed fence within the side yard setback be constructed at 6-foot height. The proposed fence also encroaches 16 feet into the public drainage easement area at the rear of the property.

The applicant proposes to leave the existing landscaping of low-height, small trees, ground covers, and mulch along the sidewalk of NE 7th Street (Exhibit 5). This landscaping would be

Category: Single Family**LUA12-019 / BUI SPECIAL FENCE PERMIT****Status: APPROVED**

within public view from the street and sidewalk, in front of the proposed fence. No fencing is proposed within the Clear Vision Area at the corner of the property where Ilwaco Avenue NE and NE 7th Street intersect.

Applicant: BUI HIEP QUY+VO TUYET-HANH
688 ILWACO AVE NE
RENTON WA

Tax ID

4187000440

425-235-5688

Owner: BUI HIEP QUY+VO TUYET-HANH
688 ILWACO AVE NE
RENTON WA

Planner: Kris Sorensen

LUA12-018 / MAPLEWOOD PARK EAST PRELIM PLA**Status: ON HOLD****Submittal Date:** 03/13/2012**Acceptance Date:** 03/22/2012**Associated Land Use Actions** , , Environmental (SEPA) Review**Address:**

6101 NE 2ND ST

Description: The applicant is requesting Environmental Review (SEPA) and Preliminary Plat approval for a 14 lot single family residential subdivision. The site is located on the NE corner of NE 2nd Street and 152nd Avenue SE, zoned Residential 4 (R-4) dwelling units per net acre and is 4.50 acres in size. Lot sizes vary from 7,869 square feet to 10,326 square feet, 40,946 square feet would be dedicated for new public roadways, and a 31,376 square foot stormwater tract is proposed resulting in a net density of 3.97 dwelling units per acre. The site is currently vacant and contains no critical areas. The site contains 232 protected trees, of which 2 are proposed to be retained with 89 replacement trees. The project would result in 11,000 cubic yards of excavation with 10,000 cubic yards of fill. Street frontage improvements would be provided along NE 2nd Street and new internal road systems are proposed. With the application the applicant submitted a storm drainage report, geotechnical report, wetland reconnaissance, and a traffic study.

Applicant: TIFFINY BROWN
BURNSTEAD CONSTRUCTION, LLC
11980 NE 24TH STREET, SUITE 200
BELLEVUE, WA
425454-1900 Ext. 234

Tax ID

1423059003

Contact: MATT HOUGH, PE
CPH CONSULTANTS
733 7TH AVENUE, SUITE 100
KIRKLAND, WA
425-285-2390
matt@cphconsultants.com

Category: Single Family**LUA12-018 / MAPLEWOOD PARK EAST PRELIM PLA****Status: ON HOLD**

Owner: BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST #200
BELLEVUE WA

425-454-1990

Planner: Vanessa Dolbee

Reviewer: Jan Illian

LUA12-013 / WILSON PARK 2 PUD**Status: PENDING**

Submittal Date: 02/28/2012

Acceptance Date: 04/03/2012

Associated Land Use Actions , , , , Environmental (SEPA) Review, Preliminary Plat, Preliminary
Planned Urban Dev

Address:

698 S 55TH ST

Description: The applicant proposes to subdivide an existing 2.15 acre parcel into 10 lots for the eventual development of detached single family homes, and 1 tract for open space. The site is zoned Residential -14 du/ac (R-14) & Residential - 1 du/ac (R-1). The site contains 9,783 s.f. of protected slopes (>40%). Proposed density averages 6.4 dwelling units per acre across the site, with 9 lots proposed in the R-14 area, & 1 lot proposed within the R-1. A Planned Urban Development is proposed in order to modify minimum lots size within the R-1 Zone and provide larger lots within the R-14 zone. Access would be provided from South 55th Street via new street constructed as part of the approved Wilson Park #1 plat. A small hydrologically isolated, unregulated wetland is located on the western portion of the site. The site contains 82 trees, of which 21 would be removed for the construction of the new street serving Wilson Park #1. Ten (10) trees would be retained, and new trees would be planted including 2 new trees per lot. The project requires Environmental (SEPA) Review, Planned Urban Development (PUD) Review, and Preliminary Plat review.

Applicant: WILSON ROBERT & DORAVIN
21073 60TH ST E
LAKE TAPPS, WA
253-208-3263

Tax ID

3123059119

Contact: OFFE DARRELL
OFFE ENGINEERS, PLLC
13932 SE 159TH PL
RENTON, WA
425-260-3412
DARRELL.OFFE@COMCAST.NET

Owner: WILSON ROBERT+DORAVIN
21703 60TH ST E
LAKE TAPPS WA

Planner: Jennifer Henning

Reviewer: Jan Illian

Category: Single Family**LUA12-013 / WILSON PARK 2 PUD****Status: PENDING****LUA12-005 / Sarah's Short Plat****Status: APPROVED****Submittal Date:** 01/24/2012**Acceptance Date:** 02/08/2012**Decision Date:** 03/01/2012**Associated Land Use Actions** , Administrative Short Plat**Address:**

2416 EDMONDS AVE NE

Description: The applicant is requesting a 5 lot short plat at 2416 Edmonds Avenue NE. The site is zoned Residential 8 dwelling units per net acre (R-8) and is 34,049 square feet in size. The lots range in size from 5,021 net square feet to 5,633 net square feet, resulting in a density of 7.78 dwelling units/acre. The site is currently developed with a single family home, which is proposed to be removed. Access to Lots 3-5 would be from a private road extending from Edmonds Avenue NE. Lot 1 and 2 would be accessed via a private driveway extending off the end of the private road. The site is located in an Aquifer Protection Zone, the site contains no other critical areas. The site contains 24 significant trees of which 5 are proposed to be retained. The applicant submitted with the application a Technical Information Report and a Geotechnical Stormwater Feasibility Study. The applicant proposed to utilized infiltration trenches to provided flow control and water quality mitigation for the proposed development

Applicant:

BILL HUGHES
14401 ISSAAUAH- HOBART RD. SE
ISSAQUAH, WA 98027
425-444-3367
bill@hugheshomes.com

Tax ID

0423059138

Owner:

BILL HUGHES
14401 ISSAQUAH-HOBART RD.
ISSAQUAH, WA 98027
425-444-3367
bill@hugheshomes.com

Owner:

UPSHAW CORA
2416 EDMUNDS AVE NE
RENTON WA

Planner:

Wasser Jerry

Reviewer:

Jan Illian

LUA12-004 / BARBEE MILL JOINT USE DOCK**Status: APPROVED****Submittal Date:** 01/23/2012**Acceptance Date:** 02/02/2012**Decision Date:** 06/18/2012**Associated Land Use Actions** , Shoreline Management**Address:**

4051 WILLIAMS AVE N

Category: Single Family**LUA12-004 / BARBEE MILL JOINT USE DOCK****Status: APPROVED**

4029 WILLIAMS AVE N

Description: The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Substantial Development Permit for the construction of an 80-foot long, 420 square foot, joint use dock with a boatlift on either side in association with two attached residential units on the shore of Lake Washington, a Shoreline of Statewide Significance. The dock would be supported by eight 8-inch diameter epoxy-coated steel pilings. The Renton Shoreline Master Program designates this area as a Shoreline High Intensity Environment. The proposed site encompasses two lots (5,403 sf and 5,383 sf) with a total area of 10,786 square feet in the Residential - 10 du/acre zone. All materials, equipment, and personnel would be transported to the site by construction barge. The dock framework would consist of treated glu-laminated beams, treated internal framing lumber and polypropylene "Thru-Flow" grating decking mounted to galvanized H beam pile caps. The freestanding, pre-fabricated, 10-foot by 16-foot boatlifts would sit on the lake bottom on four aluminum foot pad bases. All construction and installation would take place within the State of Washington Department of Fish and Wildlife construction window of July 16 - December 31.

Applicant: SIDEBOTHAM JEFF OR BURNS TED
SEABORN PILE DRIVING COMPANY
9311 SE 36TH STREET #204
MERCER ISLAND WA
206.236.1700
tedeburns@yahoo.com

Tax ID

0518500430

0518500440

Contact: SEABORN PILE DRIVING CO
9311 SE 36TH STREET
MERCER ISLAND WA

Owner: WU CHARLES
4029 WILLIAMS AVENUE NORTH
RENTON WA

Owner: BOHLING ALAN
4051 WILLIAMS AVENUE NORTH
RENTON WA

Owner: CONNER HOMES AT BARBEE MILL
846 108TH AVE NE
BELLEVUE WA

Planner: Gerald Wasser